

2.7 SURROUNDING DEVELOPMENT

2.7.1 Introduction

The Military Family Housing community can be affected by adjacent land uses. This section addresses the facilities that are not directly associated with and may not be funded by family housing funds. These are elements that affect the family housing areas and which need to be considered within the context of the overall housing community plan.

Civilian communities control their development adjacent to residential land uses through the application of zoning ordinances. It is desirable that residential land use be protected from intrusion of non-compatible land uses. Guidance for land use on military institutions is best addressed by the Base General Plan or Base Comprehensive Plan.

2.7.2 Analysis

The Beale Military Family Housing Community is buffered from the military and industrial land uses and activities of the remainder of the base. The segregation of the Flight Line and Cantonment from Housing protects the residents from all non-compatible uses at the sacrifice of convenience. Commercial and retail facilities are centralized in the cantonment area, several miles from the housing area. Access to the cantonment area is limited to two arterial roads, Warren Shingle Road and Gavin Mandery Drive.

Several non-housing land uses are within the housing area, adjacent to the residential units. These are: the Shopette/Gas Station (shown in Figure 2.7-1), an electrical substation (shown in Figure 2.7-2), the Youth Center, two schools (shown in Figure 2.7-3), and the NCO Club. These are necessary elements in the general area, and as such should be maintained at their present locations. The use of evergreen screening can help to alleviate any negative visual portions of these facilities.

Liabilities:

- ! The electrical substation is highly visible from many areas of the housing community.
- ! The gas station and Shopette are conveniently located, but are visually unappealing.
- ! Pedestrian connections to the schools are not provided. This is because the schools are on Wheatland School District property, where the Air Force has no jurisdiction.
- ! Gavin Mandery Drive is contorted just west of the housing area where it crosses several narrow and winding sections of road and bridges.

2.7.3 Goals and Objectives

The objectives of the support facilities at Beale AFB are to provide the neighborhoods with facilities that enhance the lives of the residents.

2.7.4 Recommendations

The following proposals are recommended to improve the quality of life at Beale AFB.

- ! Provide evergreen screening or fencing to minimize undesirable views of the substation, the Shopette/gas station, and other facilities.
- ! Improve access to the schools through joint projects involving the Air Force and Wheatland School District.
- ! Improve access to the housing area along Gavin Mandery Drive by reconstructing and realigning the road. Widening should provide for pedestrian and bicycle travel.

BEALE AFB, CALIFORNIA



Figure 2.7-1
Shopette / Gas Station



Figure 2.7-2
Substation



Figure 2.7-3
View of Schools from Neighborhood